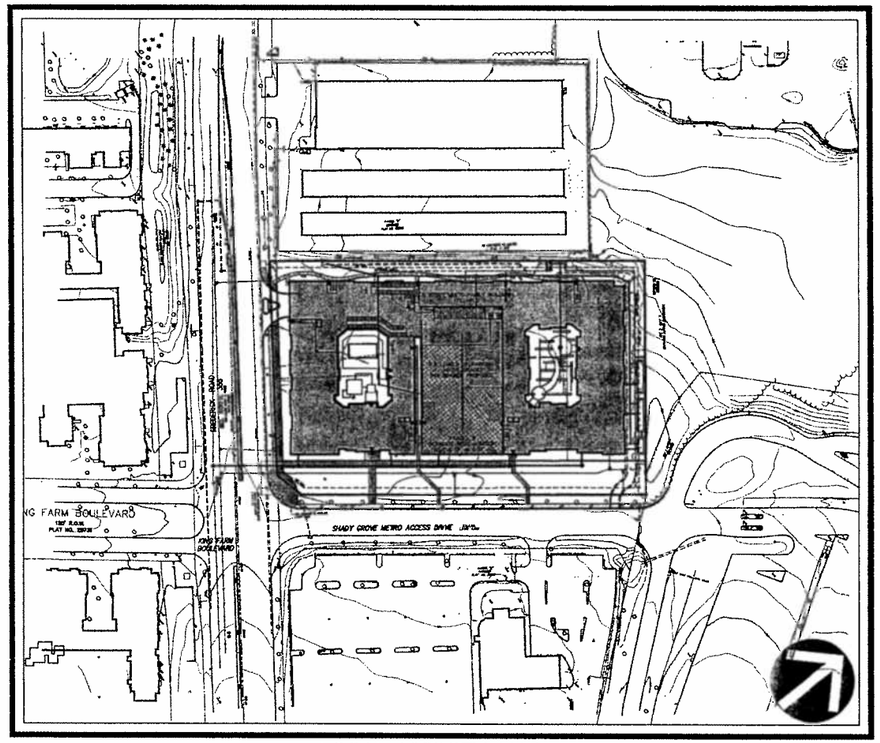
SITE PLAN REED BROTHERS AT SHADY GROVE METRO

CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

SITE NOTES

1. PROPOSED USE IS MULTI-FAMILY RESIDENTIAL.
2. TOTAL GROSS SITE AREA IS 4.37 ACRES.
3. THE PROPERTY CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.



LOCAL VICINITY MAP
SCALE: 1"=100'

SHEET INDEX

SUPPORTING PLANS

FOREST CONSERVATION

LANDSCAPE

ARCHITECTURE

APPLICANT/DEVELOPER

SILVERWOOD/SHADY GROVE, LLC.
1925 ISAAC NEWTON SQUARE E
SUITE 110
RESTON, VA 20190
PHONE: (703) 777-8322
CONTACT: MARK SILVERWOOD

DEVELOPMENT CONSULTANT

RJS REALTY SERVICES, LLC
13809 WILLOW TREE DRIVE
ROCKVILLE, MD 20850
PHONE: (240) 678-5958
CONTACT: ROBERT STODDARD

ARCHITECT

LESSARD DESIGN
1881 CAMPUS DRIVE
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RESTON, VA 20191
PHONE: (703) 596-4486
CONTACT: STEPHEN MORIAK

ATTORNEY

HOLLAND & KNIGHT
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BETHESDA, MD 2814
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CONTACT: PATRICIA HARRIS

TRAFFIC PLANNER

WELLS & ASSOCIATES
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MCLEAN, VA 22102
PHONE:(703) 917-6620
CONTACT: MICHAEL WORKOSKY

LANDSCAPE ARCHITECT

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6416 GROVEDALE DRIVE
SUITE 100-A
ALEXANDRIA, VA 22310
PHONE: (703) 719-6500
FAX: (703) 719-6500
CONTACT: DAVID JUDD

CIVIL ENGINEER

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20251 CENTURY BOULEVARD
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GERMANTOWN, MD 20874
PHONE:(301) 916-4100
FAX: (301) 916-2262
CONTACT: MIKE GOODMAN, PE
MEREDITH BYER, RLA

FIRE CONSULTANT

KPT ENGINEERING CORP.
35 OXFORD WAY
HUNTINGTOWN, MD 20639
PHONE:(301) 855-5420
CONTACT: MARK DEMPSEY

STATE OF MARYLAND · GHASSAN S. KHOURI · No. 25799 · PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE: 10/12/11

GHASSAN KHOURI — EXPIRATION DATE: JUNE 29, 2012
PRINTED NAME

RECEIVED
OCT 12 2011
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND

OWNER
Reed Brothers Automotive
15955 Frederick Road
Rockville, MD 20855

APPLICANT/DEVELOPER
SILVERWOOD
SILVERWOOD/SHADY GROVE, LLC.
1925 Isaac Newton Square E - Suite 110
Reston, Virginia 20190
703.777.8322
Contact: Mark Silverwood

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301.855.5420
Contact: Mark Dempsey

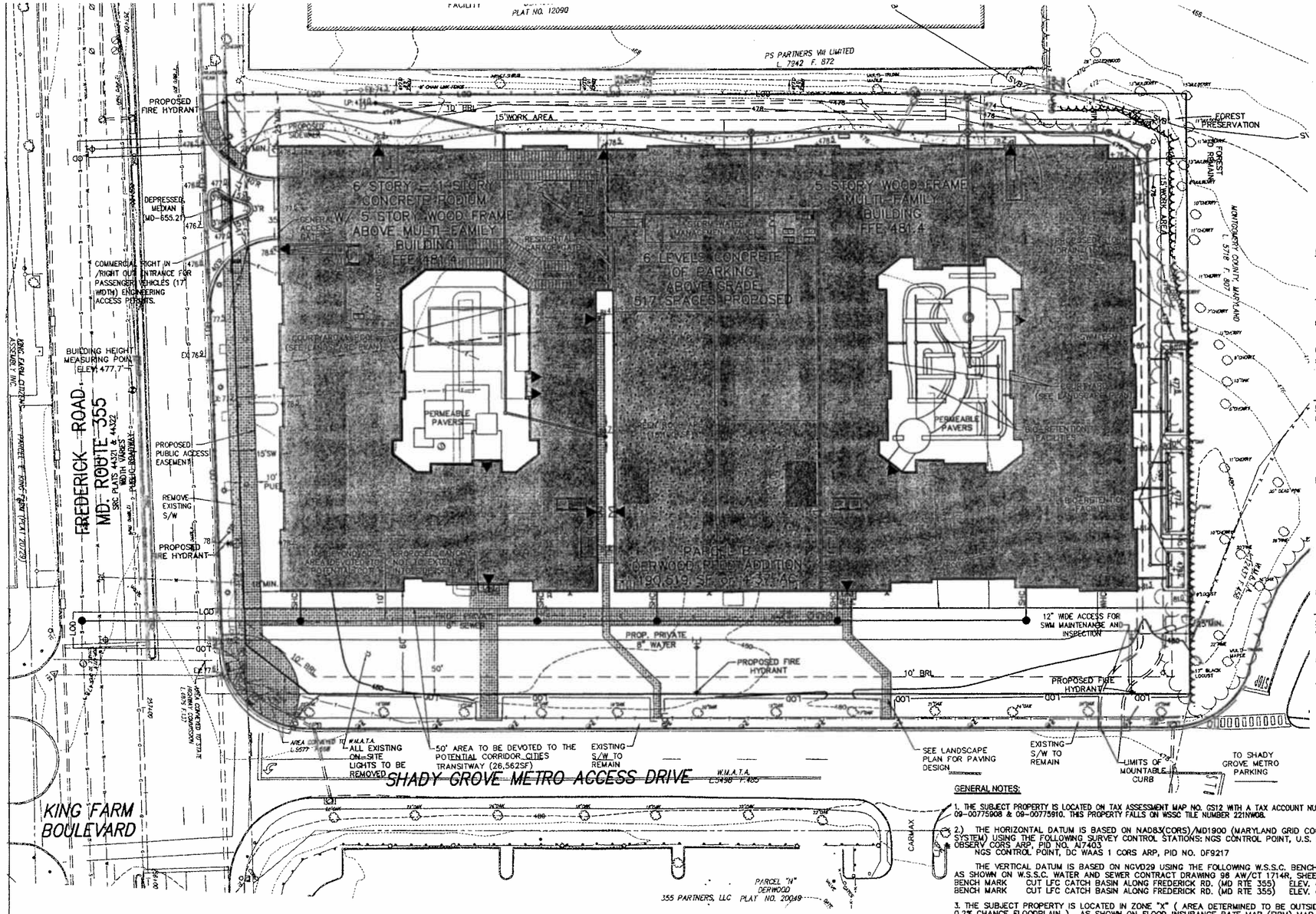
VIKA
20251 Century Boulevard - Suite 400
Germantown, Maryland 20874
301.916.4100
Contact: Ines E. Vega

2) REV. 9/6/11 PER DRC COMMENTS
1) REV. 8/2/11 PER DRC COMMENTS
ORIGINAL SUBMITTAL APRIL, 2011

SHEET TITLE
SITE PLAN

SCALE	DATE	PROJ#
1" = 30'	8/2/11	M16228

PROJECT PHASE: SITE PLAN



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEY LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
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- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS

CONC. ..... CONCRETE
C&G ..... AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
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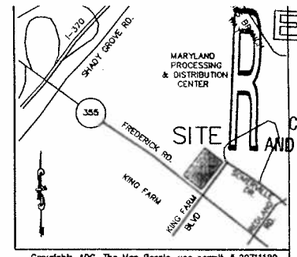

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VICINITY MAP
SCALE: 1" = 1000'

RECEIVED
OCT 12 2011
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND

PROJECT DATA TABLE FOR MXTD ZONE

		ZONING ORDINANCE DEVELOPMENT STANDARDS	SITE PLAN PROPOSED FOR APPROVAL
TRACT AREA	(SF)		190,519
	(AC)		4.37
DWELLING UNITS			417
MARKET			354
MPDU's (15%):			63
BUILDING HEIGHT		120 FT	75 FT
SETBACKS			
FRONT:	(ABUTTING PUBLIC R.O.W.)	0'	18' MIN.
SIDE:		0' *	15' MIN.
REAR:		0' *	25' MIN.

* - 10' MIN. IF PROVIDED

UNIT BREAKDOWN

RESIDENTIAL	MARKET	MPDU	TOTAL
JUNIOR 1 BEDROOM	29	13	42
1 BEDROOM	211	18	229
1 BEDROOM + DEN	64	-	64
2 BEDROOM	47	16	63
3 BEDROOM	3	16	19
	354	63	417

PARKING

		REQ. PARKING RATE	SPACES
1 BEDROOM	335	1	335
2 & 3 BEDROOM	82	1.5	123
TOTAL	417		458
TOTAL VEHICLE SPACES		458	517
ACCESSIBLE SPACES W/VAN		9	11
VAN SPACES		3	4
BICYCLE SPACES:			
SHORT TERM:	1 PER 50 UNITS	8	9
LONG TERM:	1 PER 3 UNITS	118	130

NOTE: THE LOCATION OF MARKET RATE & MPDU UNITS, UNIT TYPES & SIZES WILL BE SET AT THE TIME OF BUILDING PERMIT IN CONSULT WITH DCPDS.

OPEN AREA & PUBLIC USE SPACE *

OPEN AREA:		
PERCENTAGE	15%	28%
AREA (SF)	28,578	53,789
PUBLIC USE SPACE:		
PERCENTAGE	10%	14%
AREA (SF)	19,052	25,818

* - AREA CALCULATIONS BASED ON NET LOT AREA INCLUDING POTENTIAL DOT DEDICATION

PROPOSED LEGEND

- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- EXISTING TREE TO BE REMOVED
- PROPOSED FDC CONNECTION
- LIMIT OF PROPOSED HARDSCAPE (SEE LANDSCAPE PLAN FOR PAVING DETAIL)
- LIGHT FIXTURE (SEE LANDSCAPE PLAN FOR PAVING DETAIL)

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS12 WITH A TAX ACCOUNT NUMBERS 09-00775908 & 09-00775910. THIS PROPERTY FALLS ON WSSC TILE NUMBER 221NW08.

2.) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS)/MD1900 (MARYLAND GRID COORDINATE SYSTEM) USING THE FOLLOWING SURVEY CONTROL STATIONS: NGS CONTROL POINT, U.S. NAVAL OBSERV CORS ARP, PID NO. AI7403
NGS CONTROL POINT, DC WAAS 1 CORS ARP, PID NO. DF9217

THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING W.S.S.C. BENCH MARKS AS SHOWN ON W.S.S.C. WATER AND SEWER CONTRACT DRAWING 98 AW/CT 1714R, SHEET 2 OF 5:
BENCH MARK CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355) ELEV. = 478.59
BENCH MARK CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355) ELEV. = 477.39

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0331D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED "TOMX-2" AND AND IS PROPOSED TO BE ANNEXED TO THE CITY OF ROCKVILLE WITH NEW ZONING AS "MXTD".

5. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED CLASSIFIED AS USE I.

6. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.

7. THERE IS 5,020 sf OF FOREST ON THE PROPERTY THAT IS CONTIGUOUS WITH FOREST ON THE ADJACENT PROPERTY TO THE NORTH OF THE SITE.

8. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE OR MONTGOMERY COUNTY HISTORICAL ATLAS.

9. THE SOIL DESIGNATION FOR THIS SITE IS 400, URBAN LAND (85%), AND 2B, GLENELG SILT LOAM (15%).

10. A NRI/FSD HAS BEEN SUBMITTED AND APPROVED.

11. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER (WSSC) SYSTEMS AND IS CURRENTLY IN MONTGOMERY COUNTY WATER AND SEWER SERWCE CATEGORIES W-1 & S-1, RESPECTIVELY.

12. CHANGES TO THIS PLAN DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE CITY OF ROCKVILLE PLANNING COMMISSION.

13. THE ENTRANCE OFF OF THE SHADY GROVE METRO ACCESS DRIVE HAS BEEN DISCUSSED WITH WMATA OFFICIALS. AT THE TIME OF FILING NO DETERMINATION HAS BEEN MADE AS TO WHETHER OR NOT WMATA WILL ALLOW THIS ACCESS POINT. THE BUILDING WILL BE DESIGNED TO ACCOMMODATE THIS FUTURE ENTRANCE.

STATE OF MARYLAND GHASSAN S. KHOURI No. 25789 PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE 10/12/11

GHASSAN KHOURI — PRINTED NAME

TITLE: PRINCIPAL ASSOCIATE

JUNE 29, 2012 — EXPIRATION DATE

OWNER
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15955 Frederick Road
Rockville, MD 20855

APPLICANT/DEVELOPER
SILVERWOOD/SHADY GROVE, LLC.
1925 Isaac Newton Square E - Suite 110
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2) REV. 9/8/11 PER DRC COMMENTS
1) REV. 8/2/11 PER DRC COMMENTS
ORIGINAL SUBMITTAL APRIL, 2011

SHEET TITLE

SITE PLAN

SCALE	DATE	PROJ.#
1" = 30'	8/2/11	M16228

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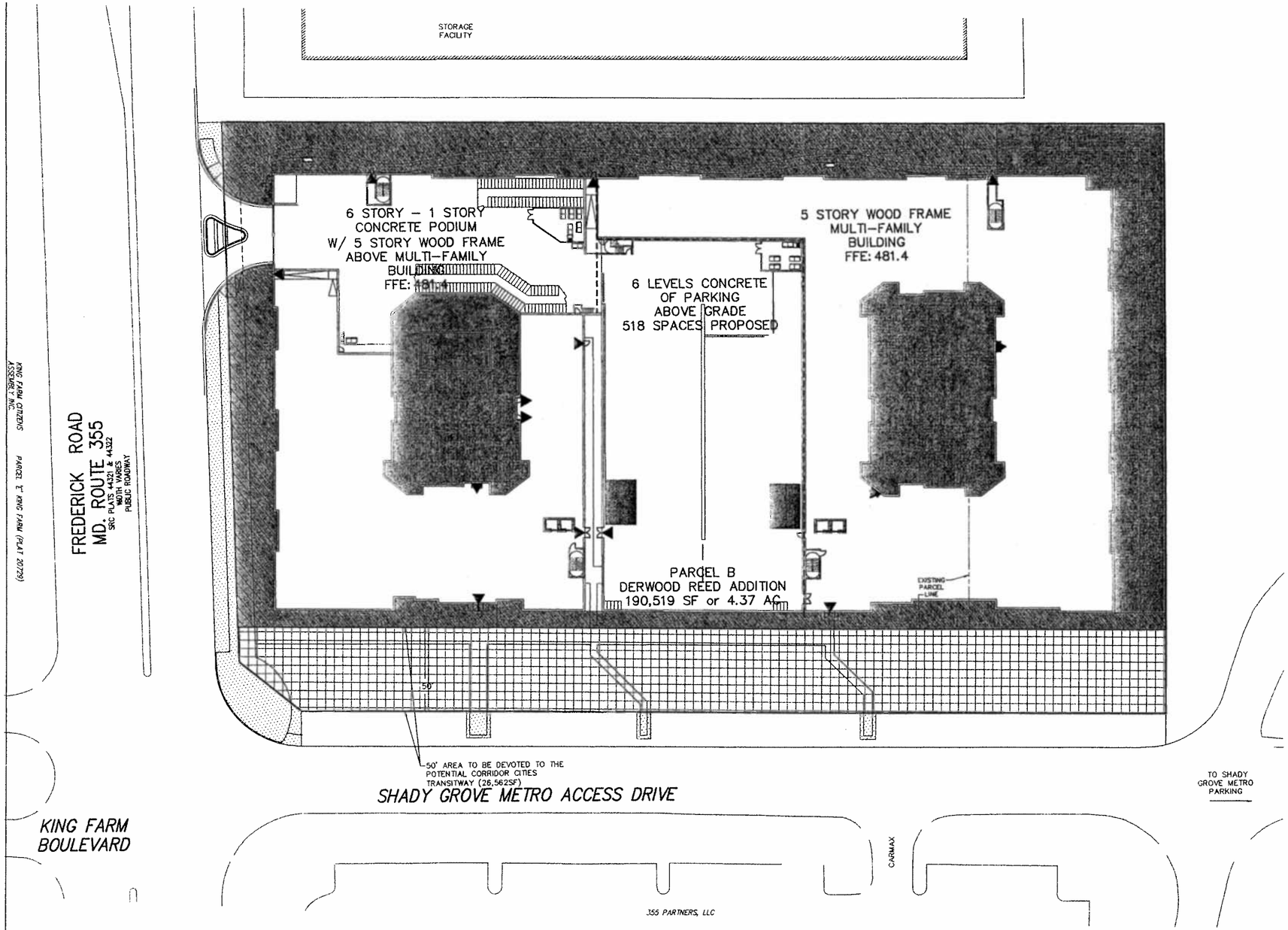

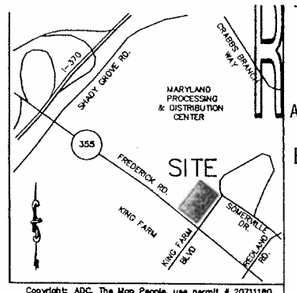

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VICINITY MAP
SCALE: 1" = 1000'

OCT 1 2 2011

COMMUNITY PLANNING AND DEVELOPMENT SERVICES

REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND

LEGEND

- PUBLIC USE
- OPEN AREA
- OFF–SITE IMPROVEMENTS
- RESERVED CCT DEDICATION

	190,519 SF	4.37 AC		
NET LOT AREA	REQUIRED		PROPOSED	
PUBLIC USE SPACE ON-SITE	19,052 SF	10%	25,816 SF	0.59 AC 14% OF NET LOT
OPEN AREA	28,578 SF	15%	53,789 SF	1.23 AC 28% OF NET LOT
OFF-SITE IMPROVEMENTS			5,414 SF	0.12 AC 3% OF NET LOT
CCT DEDICATION			26,562 SF	0.61 AC

STATE OF MARYLAND · GHASSAN S. KHOURI · No. 25796 · PROFESSIONAL ENGINEER

SURVEY LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
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- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST

CONC. ..... CONCRETE
C&G ..... AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
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2) REV. 9/5/11 PER DRC COMMENTS
1) REV. 8/2/11 PER DRC COMMENTS
ORIGINAL SUBMITTAL APRIL, 2011

SHEET TITLE
OPEN AREA / PUBLIC USE SPACE EXHIBIT

SCALE	DATE	PROJ.#
1" = 30'	8/2/11	M16228

PROJECT PHASE: SITE PLAN

City of Rockville
Get Into It

MEMORANDUM

October 6, 2011

TO: Jeremy Hurlbutt, Planner III

FROM: Peter Campanides, Civil Engineer II PC
Rebecca Torma, Transportation Planner II
Mark Wessel, Engineering Supervisor MW

VIA: PC for Emad Elshafei, Chief of Traffic and Transportation

SUBJECT: Transportation Staff Report, Reed Brothers
STP2011-00091, 15995 Frederick Road

This memorandum presents the Traffic and Transportation Division's recommendation on the proposed development located at 15995 Frederick Road. These recommendations incorporate and address comments and concerns expressed by City staff and the applicant as part of the review process.

PROPOSED DEVELOPMENT:

The applicant, Silverwood/Shady Grove LLC, proposes to demolish the existing car dealership to construct a 420 residential units which include 15 percent moderately priced dwelling units and five percent affordable workforce units. Parking for residents and their guests will be provided an above-grade structured parking garage with a total of 540 parking spaces. To improve traffic operations and safety, the applicant will remove the southern access point along Frederick Road (MD 355) and relocate the northern access point further north. This access will remain a right-in/right out only movement. Additionally in order to accommodate the Corridor Cities Transitway (CCT), the applicant is dedicating 35 feet in width along the entire Shady Grove Metro Access Drive for future CCT use.

SITE ANALYSIS:

The 4.37-acre site is situated at the northeast corner of Frederick Road and the Shady Grove Metro Access Drive. A one-story 34,910 square foot car dealership currently occupies the site. There are two vehicular entrances to the property via Frederick Road, which also provides access to the existing surface parking lot. These access points are not signalized and permit right-in/right-out only movements. The redevelopment will raze the existing car dealership and is proposing to eliminate the driveway closest to the intersection of Frederick Road and the Shady Grove Metro Access Drive. This project is currently in a Transit Oriented Area (TOA). As such, this project qualifies for a 15 percent trip reduction to account to non-auto mode share as it is located 1,250 feet from the Shady Grove Metro Station.

Roadway Network Analysis:

The applicant completed an analysis that included examining the vehicular traffic operations, safety of pedestrians and bicyclists and transit facilities. The applicant was required to study the weekday morning peak period from 6:30 a.m. to 9:30 a.m. and the evening peak period from 4 p.m. to 7 p.m. for the five (5) signalized and one unsignalized intersections listed below:

1. Frederick Road (MD 355) and Ridgemont Avenue
2. Frederick Road (MD 355) and King Farm Boulevard/Shady Grove Metro Station Access Drive
3. Frederick Road (MD 355) and Redland Boulevard
4. Redland Boulevard and Somerville Drive
5. Redland Boulevard and Pleasant Drive
6. Frederick Road (MD 355) and 15955 Frederick Road driveway access

These intersections were studied for intersection capacity and traffic volumes using three different scenarios: (1) existing traffic conditions; (2) background traffic conditions; and (3) 2015 total future traffic conditions at the project completion. A one (1) percent annual growth rate along MD 355 was calculated. Intersection capacity analyses were conducted utilizing the Critical Lane Volume (CLV) method as required per the Comprehensive Transportation Report (CTR) Methodology.

Trip Generation:

Traffic volumes generated by the site under the current land use "New Car Sales" (Code 841) were calculated using the Institute of Transportation Engineers (ITE) 8th Edition. The peak hour trip generation for the proposed garden apartment building is based on the Maryland National Capital Park and Planning Commission's Local Area Transportation Review is as follows:

	AM Peak	**PM Peak**
Existing New Car Sales	(71)	(88)
Proposed 420 Dwelling Units	171	198
Total New Trips	**100**	**110**

Under the total future traffic volumes, the results indicate that the proposed building will not increase the volume to capacity ratio above the CTR thresholds at any of the intersections; therefore, the applicant is not required to complete traffic mitigation at the intersections, and will be only required to pay a transportation improvement fee. The table below presents the results of the intersection analyses with existing, background, and total future traffic volumes.

		Existing Traffic			Background Traffic			Total Future Traffic		
AM Peak Hour	Capacity Threshold	LOS	CLV	v/c	LOS	CLV	v/c	LOS	CLV	v/c
1. MD 355 (Frederick Rd) & Ridgemont Ave	1650	B	1,074	0.65	C	1,171	0.71	C	1,210	0.73
2. MD 355 (Frederick Rd) & 15955 Frederick Rd Driveway Entrance (right in-right out, un-signalized)	1600	n/a	n/a	n/a	n/a	n/a	n/a	C	1,145	0.72
3. MD 355 (Frederick Road) & King Farm Boulevard/Shady Grove Metro Station Access Dr	1650	B	1,030	0.62	C	1,236	0.75	C	1,261	0.76
4. Somerville Dr & Redland Rd	1700	A	614	0.36	A	724	0.43	A	721	0.42
5. MD 355 (Frederick Rd) & Redland Rd/Redland Blvd	1550	C	1,240	0.80	E	1,463	0.94	E	1,474	0.95
6. Pleasant Dr & Redland Blvd	1500	A	409	0.27	A	523	0.35	A	529	0.35
Evening Peak Hour	Capacity Threshold	LOS	CLV	v/c	LOS	CLV	v/c	LOS	CLV	v/c
1. MD 355 (Frederick Rd) & Ridgemont Ave	1650	A	899	0.55	B	1,016	0.62	B	1,011	0.61
2. MD 355 (Frederick Rd) & 15955 Frederick Rd Driveway Entrance (right in-right out, un-signalized)	1600	n/a	n/a	n/a	n/a	n/a	n/a	B	1,021	0.64
3. MD 355 (Frederick Rd) & King Farm Blvd/Shady Grove Metro Station Access Dr	1650	D	1,333	0.81	D	1,433	0.87	E	1,503	0.91
4. Somerville Dr & Redland Rd	1700	A	900	0.53	A	1,001	0.59	A	1,003	0.59
5. MD 355 (Frederick Rd) & Redland Rd/Redland Blvd	1550	D	1,313	0.85	E	1,490	0.96	E	1,495	0.96
6. Pleasant Dr & Redland Blvd	1500	A	607	0.40	A	714	0.48	A	732	0.49

On-Site Access and Circulation:

A. *Passenger Vehicle:* The site will have only one driveway from Frederick Road that will provide access into the parking garage. This access point will provide right-in/right-out movements only.

B. *Heavy Vehicle (Trucks):* Trucks will use the same right-in/right-out access point from Frederick Road. Staff reviewed circulation through the site and access to the loading dock area by trucks and found it satisfactory.

C. *Pedestrian/Bicycle Access:* The applicant will provide an additional pedestrian connection from the building to the existing sidewalk along the Shady Grove Metro Access Drive. The applicant will construct a 15 foot wide sidewalk along their Frederick Road street frontage.

To comply with the City's bicycle facilities requirement in the Zoning Ordinance, the applicant is required to provide 5 bicycle racks (10 short-term spaces) and 70 bicycle lockers (140 long-term spaces). Short-term spaces are considered to be an inverted "U" bicycle rack and long-term spaces can be either bicycle locker or a covered locked room.

D. *Transit Access:* Montgomery County Ride On bus service operates three routes 55, 59, and 63. Bus routes 55 and 59 run along Frederick Road immediately adjacent to the site. Bus route 55 operates seven days a week between the Rockville Metro Station and the Germantown Transit Center. Bus route 59 operates seven days a week from the Rockville Metro Station to Montgomery Village. Bus route 63 which serves Redland Rd, near the site, operates Monday through Friday between the Rockville Metro Station and the Shady Grove Metro Station. WMATA provides bus service via Metrobus Q2 for the Veirs Mill Road line operates Monday through Saturday and serves Frederick Road south of Redland Road and terminates at the Shady Grove Metro Station. A signed bus stop is located just northwest of the site in front of the adjacent Public Storage property along the northbound side of Frederick Road.

Corridor Cities Transitway: The Corridor Cities Transitway (CCT) is an environmentally-friendly alternative transportation option for accessing jobs and growing destinations in the I-270 corridor of Montgomery County. The CCT will provide connectivity to other forms of public transportation serving Montgomery County and the Greater Washington, DC area including MARC commuter rail services, local and regional bus and Metrorail. It will operate entirely on exclusive rails or busway to maintain competitive travel times. A small portion of the CCT will be located within the City of Rockville. This portion of the CCT runs in the King Farm Boulevard median and crosses MD 355 to enter the Shady Grove Metrorail Station. Once the CCT crosses MD 355, it will run adjacent to the Reed Brothers site. The applicant shall reserve 35 feet for public use the location of the future CCT as delineated by the Maryland Mass Transit Administration. No permanent improvement may be made in this right-of-way.

Off-Site Access and Circulation (Non-Auto):

The new CTR, adopted by the Mayor and Council on March 21, 2011, requires a developer generating 30 or more trips to pay the Transportation Improvement Fee (TIF). This one-time fee is $900 per unit of multi-family residential developments. The fee will be used to implement multimodal improvements throughout the City and to provide transportation information and services to employers and commuters in Rockville.

CONDITIONS OF APPROVAL:

Based on our review, which took into account the needs of motorists, bicyclists, pedestrians, and transit users; City Staff recommends the following conditions of approval for the subject development application, STP2011-00091:

1. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or pathway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The signing and pavement marking plans shall be submitted to DPW and approved by the Chief of Traffic and Transportation. *(This plan shall be approved and included with the signature set.)*

2. Provide 5 bicycle racks (10 short-term spaces) and 70 bicycle lockers (140 long-term spaces). A locked bicycle room with racks or a covered locked cage is required for long-term storage. Short-term spaces are considered to be an inverted "U" bicycle rack and must be spaced four feet apart. These spaces shall be provided at a safe and secure location that is approved by DPW. The location of the short-term spaces shall be approved by DPW at the detailed engineering stage. Bike lockers and racks must be installed prior to issuance of the occupancy permit.

3. Submission, for review and approval of DPW prior to issuance of the DPW permit, a phasing plan for pedestrian access, construction access, staging and parking. Pedestrian access plan for construction period shall include, but not be limited to, the methods of maintaining pedestrian safety and access on the existing sidewalks, temporary closing of sidewalks for work in the streetscape zone, and pedestrian detours, as well as efforts to minimize closure of sidewalks.

4. The applicant is required to pay $900 per unit for the Transportation Improvement Fee prior to issuance of the building permit. Based on 420 residential units, the fee for this development will be $378,000. The final fee amount will be determined at building permit stage, when the number of units is finalized.

5. The applicant shall reserve for public use the location of the future CCT as delineated by the Maryland Transit Administration. No permanent improvements may be made in this right-of-way.

Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

April 12, 2011

Mr. Mark Silverwood
Silverwood/Shady Grove, LLC
1925 Issac Newton Square E110
Reston, VA 20190

Re: Phase I Letter of Findings, WSSC Project No. DA5245Z11, Reed Brothers

Dear Mr. Silverwood:

A hydraulic planning analysis has been completed on the Reed Brothers project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 417 Units Apartment, 5,000 square feet of Retail	
200-ft Sheet: 221NW08	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 16-997	Pressure Zone: 660A
	High Grade: 685 feet
	Low Grade: 621 feet

The following is a list of conditions that apply to this project and must be met before a Service Connection Permit will be issued.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE

An existing 8-inch sanitary sewer main (Contract Number: 704160A) along Frederick Road (MD Route 355) is available to provide service to this project. Sanitary sewer service may be obtained by constructing service connections without a public extension. Please refer to the "ON-SITE PROCESS REQUIRED" below.

WATER MAIN EXTENSION CONDITIONS

WATER AVAILABLE
An existing 16-inch water main (Contract Number: 704160A) along Frederick Road (MD Route 355) is available to provide service to this project. Water service may be obtained by constructing service connections without a public extension. Please refer to the "ON-SITE PROCESS REQUIRED" below.

PRESSURE REDUCING VALVES REQUIRED
Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for all buildings.

OUTSIDE METERS
Any residential water service over 300 feet in length will require an outside meter. Any commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length will require an outside meter. Exceptions will be considered for existing properties / complexes currently served by inside meters where replacements or new service is required.

RIGHT-OF-WAY CONDITIONS

COORDINATION WITH OTHER BURIED UTILITIES
Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. Upon completion of the site construction, any utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

PROVIDE FREE RIGHT-OF-WAY TO WSSC
Rights-of-way across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.

PROVIDE ADDITIONAL RIGHT-OF-WAY TO WSSC
Additional right-of-way may be required to adequately maintain an existing main. The additional right-of-way must be provided at no cost to WSSC.

ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS
The minimum right-of-way width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum right-of-way width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same right-of-way at normal depth. Installation of deep or large water and/or sewer mains will require additional right-of-way width. The minimum horizontal clearance between a building and the outside diameter of a WSSC pipeline is 15 feet. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the right-of-way. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline/structures and other utilities.

CONNECTION AND ON-SITE CONDITIONS

ABANDON EXISTING SERVICE CONNECTION
The existing water and sewer connections to the existing building located in 15955 Frederick Road must be abandoned and reconnected to the existing 16-inch main along the Frederick Road. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT
Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

MINIMIZE CONNECTION LENGTHS
The length of all connections should be minimized.

ON-SITE PROCESS REQUIRED
The on-site process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Please submit on-site information to the WSSC Permit Services Unit at the One-Stop-Shop. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on submitting on-site plans.

The next step in the process is Onsite Plan Review. See "Onsite Process Required," above.

If you have any questions or concerns, please feel free to contact me at 301-206-7202 or skatwal@wsscwater.com.

Sincerely,

Shanta Katwal, P.E.
Senior Hydraulic Engineer
Development Services Group

David Shen, P.E.
Development Planning Unit Coordinator
Development Services Group

Enclosure

cc: VIKA Inc. – Mr. Sunil Patel
Montgomery County Government – Department of Environmental Protection –
Mr. Alan Soukup

Attachment

Montgomery County Public Schools

DIVISION OF LONG-RANGE PLANNING
Montgomery County Public Schools
2096 Gaither Road, Suite 201, Rockville, MD 20850 · 240-314-4700 · (FAX) 240-314-4707

August 29, 2011

Mr. Jeremy Hurlbutt, Planner
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Dear Mr. Hurlbutt:

This letter is being sent in response to your request for information concerning the "school test" portion of the County's Subdivision Staging Policy, as it pertains to the Gaithersburg Cluster of schools. This request comes about in connection with the annexation of the Reed Brothers property into the City of Rockville, and your need for a determination that, under the County "school test," capacity is adequate in the school cluster where the Reed Brothers property is located.

The Reed Brothers property, and current car dealership, is located within the service areas of Washington Grove Elementary School, Forest Oak Middle School, and Gaithersburg High School. These schools are part of the Gaithersburg Cluster. In addition, these schools are located outside the City of Rockville and less than 10 percent of their enrollments come from students residing in the City of Rockville. Development of the Reed Brothers property would result in 417 residential units in building of 5 and 6 stories, with structure parking. Based on comparable types of development in the county, I estimate that this development would generate approximately 18 elementary school students, 16 middle school students, and 14 high school students.

The current FY 2012 Subdivision Staging Policy school test finds that elementary school utilization in the Gaithersburg cluster—at 105.6 percent— is below the threshold for moratorium (below 120 percent) but above the threshold for the school facility payment (above 105 percent.) This means that subdivision approvals are allowed, but a school facility payment must be made to obtain building permits. At the middle and high school levels utilization levels are below the school facility payment level (below 105 percent) , so that no conditions are placed on subdivision approvals based on these two school levels.

The additional students that would be added by development of the Reed Brothers property would not increase enrollment at the assigned schools to such a degree that the 120 percent threshold would be exceeded. Therefore, the impact of future development of the Reed Brothers property is not of sufficient magnitude to result in a residential moratorium under the County's Subdivision Staging Policy school test.

In summary, under the County's Subdivision Staging Policy, the Gaithersburg Cluster is open to subdivision approvals – even if you add in the impact of the planned 417 residential units at the Reed Brothers property. The only condition of approvals is that developers make a school facility payment to respond to the cluster's elementary school utilization exceeding the 105 percent threshold. Please let me know if I can be of further assistance.

Sincerely,

Bruce Crispell

Bruce H. Crispell, Director
Division of Long-range Planning

City of Rockville
Just Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

October 5, 2011

Mr. Mark Silverwood
President
Silverwood Companies
1925 Isaac Newton Square, East, Suite 110
Reston, Virginia 20190

Dear Mr. Silverwood:

Re: Approval of Silverwood Preliminary FCP, FTP2011-00015

The Preliminary Forest Conservation Plan (FCP) for the Silverwood development project submitted on September 26, 2011 has been approved. Under Section 10.5-13(c)(4) of the Forest and Tree Preservation Ordinance (FTPO), the approved Preliminary FCP "shall remain in effect, and shall serve as the basis for the Final Forest Conservation Plan with respect to forest and tree retention for the duration of the validity period of the underlying approval, unless the City Forester determines that site conditions have changed to the point where the preliminary approval is no longer accurate."

Forest Conservation

The Preliminary FCP shows an initial forest conservation requirement of 32,670 square feet or 0.75 acres based on the following:

- Tract Area: 190,357 s.f./4.37 ac.
- Site zoning: MXTD
- Existing forest: 5,227 s.f./0.12 ac.
- Afforestation required: 23,522 s.f./0.54 ac. (15% threshold)
- Forest cleared: 3,049 s.f./0.07 ac.
- Reforestation required: 9,147.6 s.f./0.21 ac.

The project proposes to meet 70% of the forest conservation requirement on site through the preservation of 0.05 acres of forest along with the planting of 79 shade, ornamental and evergreen trees. The fee in lieu justification request for the remaining 6,674 acres of forest conservation owed has been approved by the City Forester. The final forest conservation requirement will be confirmed during review of the Final FCP and detailed engineering drawings.

2

Minimum Tree Cover

The Minimum Tree Cover requirement of 10% or 19,100 square feet is based on the following:

- Tract Area: 190,357 s.f./4.37 ac.
- Site zoning: MXTD

The project proposes to exceed the Minimum Tree Cover requirement through the preservation of existing forest and the planting of new trees for a credit of 31,737 s.f..

Significant Trees

The Preliminary FCP shows one significant tree on site, a 24" DBH mulberry, as being removed for a replacement requirement of 2 trees. Significant replacement trees shall be a minimum of 2.5" caliper for shade and ornamental trees and 7-8' high for evergreen trees. The two replacement trees will be planted within the site as shown on the Preliminary FCP.

Priority Trees

The project does not propose to remove priority trees.

City of Rockville Street Trees

The project does not propose to remove City street trees.

Final Forest Conservation Plan

A Final Forest Conservation Plan must be reviewed and approved by the City Forester's office prior to release of the Forestry, Building and Sediment Control permits. A completed application, checklist and review fee shall accompany the plan submission. The Final FCP shall be consistent with the Preliminary FCP, Signature Set Site Plan, Landscape Plan and the detailed engineering drawings.

Forestry Permit

The applicant is required to obtain a Forestry permit (FTP) prior to Forestry sign off on the Building and Sediment Control permits. The following items are required for issuance of the Forestry permit:

1. Submission of the FTP permit application and fee.
2. The applicant must execute and record among the Land Records a Forest and Tree Conservation Easement and Declaration of Covenants in a form suitable to the City. The FCE must be submitted in an electronic format acceptable to the City Forester's office.
3. The applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
4. The applicant must post a bond or letter of credit approved by the City.

The Preliminary Forest Conservation Plan approval does not infer or supercede other required project approvals and is contingent upon meeting all other City requirements including but not limited to stormwater management, erosion and sediment control, water and sewer, traffic and transportation, and zoning and building codes.

Any significant modification or revision to the approved Preliminary FCP must be consistent with the Site Plan approval granted by the Planning Commission.

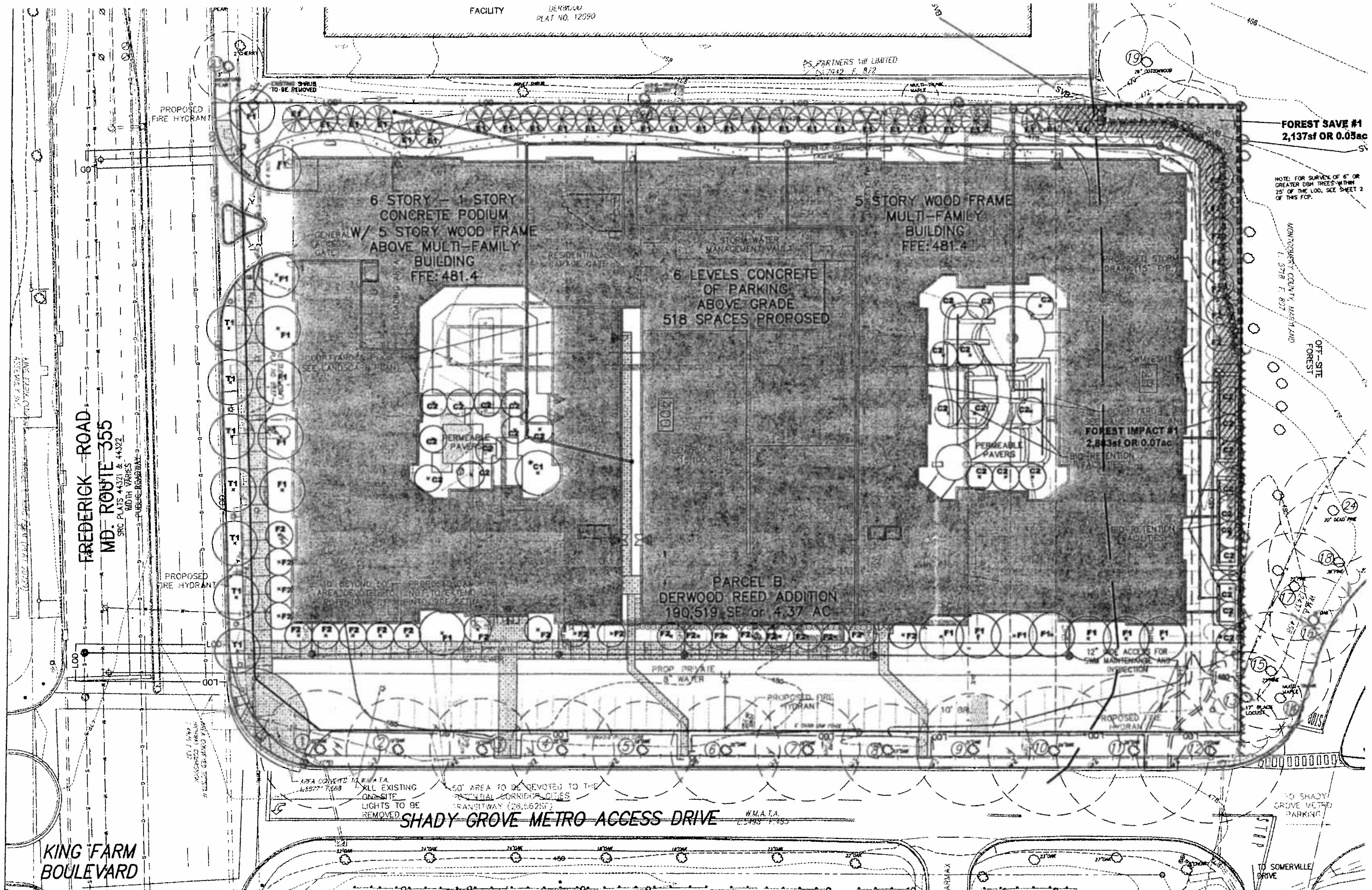
Sincerely,

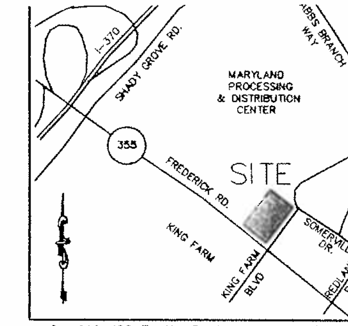
Elise P. Cary

Elise Polydoroff Cary
Assistant City Forester

Cc: Becky Andrus, Civil Engineer I
Mary Fertig, Civil Engineer III
Jeremy Hurlbutt, Planner III
Wayne Noll, City Forester
Bobby Ray, Principal Planner
Jim Wasilak, Chief of Planning
Mark Wessel, Engineering Supervisor

Ines Vega, VIKA





Copyright: ADC, The Map People, use permit # 20711180

VICINITY MAP
SCALE: 1" = 1000'

REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND

SURVEY NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS12 WITH A TAX ACCOUNT NO. OF 09-00775908.

2.) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS)/MD1900 (MARYLAND GRID COORDINATE SYSTEM) USING THE FOLLOWING SURVEY CONTROL STATIONS: NGS CONTROL POINT, U.S. NAVAL OBSERV CORS ARP, PID NO. AI7403
NGS CONTROL POINT, DC WAAS 1 CORS ARP, PID NO. DF9217

3.) THE VERTICAL DATUM IS BASED ON NGVD29 USING THE FOLLOWING W.S.S.C. BENCH MARKS AS SHOWN ON W.S.S.C. WATER AND SEWER CONTRACT DRAWING 96 AW/CT 1714R, SHEET 2 OF 5:
BENCH MARK ELEV. = 476.59 — CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355)
BENCH MARK ELEV. = 477.39 — CUT LFC CATCH BASIN ALONG FREDERICK RD. (MD RTE 355)

4.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0331D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.

4.) THE PROPERTY IS ZONED "TOMX-2".

GENERAL NOTES

1.) THE GROSS TRACT AREA IS 4.37 ACRES. ZONING: MXTD.

2.) THERE IS 5020sf OF EXISTING FOREST ON THE PROPERTY, THAT IS CONTIGUOUS WITH FOREST ON THE ADJACENT PROPERTY TO THE NORTH CORNER OF THE SITE.

3.) THERE ARE NO SIGNIFICANT TREES ON THE SUBJECT PROPERTY.

4.) THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON OR WITHIN 100' OF THE SUBJECT PROPERTY.

5.) FIELD WORK WAS CONDUCTED BY KATHLEEN KULENGUSKI ON JANUARY 17, 2011 & AGAIN ON APRIL 29, 2011. A FORESTRY DIAMETER TAPE WAS USED TO MEASURE TREES. ON-SITE TREES WERE SURVEY LOCATED. OFF-SITE TREES ARE APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS.

6.) THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.

7.) THERE ARE NO WATERS OF THE UNITED STATES OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.

8.) THE SUBJECT PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED, A CLASS I STREAM.

9.) THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS DETERMINED THAT THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE PER A LETTER DATED MARCH 15, 2011.

10.) THE SUBJECT PROPERTY WAS FIELD SURVEYED BY VIKA INC., ON NOVEMBER 18, 2010.

11.) THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 221NW08.

12.) THE SUBJECT PROPERTY IS PROPOSED FOR RESIDENTIAL DEVELOPMENT.

13.) THE STREAM VALLEY BUFFER (SVB) WAS DETERMINED USING THE CITY OF ROCKVILLE'S CALCULATION METHOD (125' FROM STREAM WHEN SLOPES ARE <15%), BASED OFF OF THE STREAM LINE PROVIDED FROM M-NCPPC TOPOGRAPHICAL INFORMATION.

14.) INVASIVE SPECIES LOCATED ON THE SITE AS IDENTIFIED ON THE CITY OF ROCKVILLE NON-NATIVE AND INVASIVE PLANT LIST DATED APRIL 2008 ARE WHITE MULBERRY, PRIVET, MULTIFLORA ROSE & JAPANESE HONEYSUCKLE. REMOVAL AS APPROVED BY CITY FORESTER.

15.) THE OFF-SITE FOREST IS PREDOMINANTLY A TULIP POPLAR & MAPLE FOREST COMMUNITY, WITH UNDERSTORY SHRUB AND VINE GROWTH. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 2,883 SF OF FOREST, WITHIN A PRIORITY FOREST RETENTION AREA. THERE IS A SMALL AMOUNT OF STREAM VALLEY BUFFER THAT COMES ONTO THE SITE THAT WILL NOT BE DISTURBED. FORESTED PLANTINGS ARE PROPOSED ON SITE THAT WILL FURTHER ENHANCE THE AREA OF CONTIGUOUS FOREST. APPROPRIATE TREE PROTECTION MEASURES WILL BE ADDED AT THE TIME OF FINAL FOREST CONSERVATION PLAN.

16.) ONE SIGNIFICANT TREE WILL BE REMOVED PER THIS PLAN, TREE #22. REPLACE AT A RATIO OF 2:1. SEE TREES MARKED WITH AN ASTERISK ON PLAN(*).

OWNER
Reed Brothers Automotive
15955 Frederick Road
Rockville, MD 20855

APPLICANT/DEVELOPER
SILVERWOOD
SILVERWOOD/SHADY GROVE, LLC
1925 Isaac Newton Square E - Suite 110
Reston, Virginia 20190
703.777.8322
Contact: Mark Silverwood

DEVELOPMENT CONSULTANT
RJS REALTY SERVICES, LLC
13809 Willow Tree Drive
Rockville, Maryland 20850
240.678.5958
Contact: Robert Stoddard

CONSULTANTS
Lessard Design
1881 Campus Drive - Suite 105
Reston, Virginia 20191
703.596.4486
Contact: Stephen Moriak

Holland & Knight
3 Bethesda Metro Center - Suite 800
Bethesda, Maryland 20814
301.215.6613
Contact: Patricia Harris

WELLS + ASSOCIATES
1420 Spring Hill Road - Suite 600
McLean, Virginia 22102
Phone: 703-917-6620
Contact: Michael Workosky

STUDIO39
6416 Grovedale Dr. Suite100-A
Alexandria, Virginia 22310
703.719.6500
Contact: David Judd

KPT ENGINEERING CORP.
35 Oxford Way
Huntingtown, Maryland 20639
301.855.5420
Contact: Mark Dempsey

VIKA
20251 Century Boulevard - Suite 400
Germantown, Maryland 20874
301.916.4100
Contact: Ines E. Vega

LEGEND

- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- EXISTING TREE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- STREAM VALLEY BUFFER
- STREAM CENTERLINE
- SOILS
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING/ROOT PRUNING
- PROPOSED FOREST CONSERVATION EASEMENT
- EXISTING TREE
- EXISTING TREE 12" DBH OR GREATER W/ CRITICAL ROOT ZONE TO REMAIN
- EXISTING TREE 12" DBH OR GREATER W/ CRITICAL ROOT
- T1 STREET TREE (SHADE)—7 TREES
- F1 AFFORESTATION & TREE COVER CREDIT (SHADE)—15 TREES
- F2 AFFORESTATION & TREE COVER CREDIT (ORNAMENTAL)—29 TREES
- E1 AFFORESTATION & TREE COVER CREDIT (EVERGREEN)—28 TREES
- C1 TREE COVER CREDIT (SHADE)—1 TREE
- C2 TREE COVER CREDIT (ORNAMENTAL)—31 TREES
- * TREES MARKED WITH AN ASTERISK COUNT TOWARDS SIGNIFICANT TREE REPLACEMENT
- EXISTING TREE 6" DBH OR GREATER WITHIN 25' OF THE LOD (SEE SHT. 2)

NOTE: TREES SHOWN ON THIS PLAN ARE FOR CREDIT ONLY. SEE LANDSCAPE PLAN FOR COMPLETE LANDSCAPING.

- PROPOSED EVERGREEN
- PROPOSED LANDSCAPE TREES (SHADE, ORNAMENTAL)
- FOREST IMPACT AREA
- FOREST SAVE AREA

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	SOIL CLASSIFICATION "TYPE"
2B	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	"B"
400	URBAN LAND	NO CLASSIFICATION ASSUMED TYPE "C"

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTE:

THIS PLAN TO BE USED FOR PRELIMINARY FOREST CONSERVATION PURPOSES ONLY. NOT FOR CONSTRUCTION. FOR ALL ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION, SEE APPROPRIATE APPROVED PLANS.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE 9·26·11
MEREDITH L. BYER, RLA
PRINTED NAME
TITLE: ASSOCIATE
OCT 3, 2011
EXPIRATION DATE
LICENSE No. 3108

FOREST CONSERVATION PLAN
REED BROTHERS
FCP # FTP2011-00015

FOREST CONSERVATION PLAN APPROVAL

RECEIVED
OCT 0 6 2011

2) REV. 9/6/11 PER DRC COMMENTS
1) REV. 8/2/11 PER DRC COMMENTS
ORIGINAL SUBMITTAL APRIL, 2011

SHEET TITLE
PRELIMINARY FOREST CONSERVATION PLAN

SCALE	DATE	PROJ#
1" = 30'	8/2/11	M16228

PROJECT PHASE: SITE PLAN

(SEE FOUND OFF SITE)

	COMMON NAME	SCIENTIFIC NAME	DBH*	COND.%	EX. CRZ SF	COMMENTS
1	Willow Oak	Quercus phellos	22"	59	3,421	Street tree
2	Willow Oak	Quercus phellos	19"	63	2,552	Street tree
3	Willow Oak	Quercus phellos	19"	63	2,552	Street tree
4	Willow Oak	Quercus phellos	19"	63	2,552	Street tree
5	Willow Oak	Quercus phellos	18"	63	2,290	Street tree
6	Willow Oak	Quercus phellos	20"	63	2,827	Street tree
7	Willow Oak	Quercus phellos	19"	66	2,552	Street tree to be removed
8	Willow Oak	Quercus phellos	17"	69	2,043	Street tree
9	Willow Oak	Quercus phellos	21"	69	3,117	Street tree
10	Willow Oak	Quercus phellos	24"	75	4,072	Street tree
11	Willow Oak	Quercus phellos	28"	75	5,542	Street tree
12	Willow Oak	Quercus phellos	27"	72	5,153	Street tree
13	Black Locust	Robinia pseudoacacia	17"	66	2,043	Off-site tree
14	Amur Maple	Acer ginnala	40 sq in	72	452	Multi-stem
15	White Pine	Pinus strobus	22"	78	3,421	
16	Northern Red Oak	Quercus rubra	16"	81	1,810	
17	White Pine	Pinus strobus	20"	75	2,827	
18	White Pine	Pinus strobus	26"	81	4,778	
19	Eastern Cotonwood	Populus deltoides	26"	68	2,124	within forest
20	Silver Maple	Acer saccharinum	n/a	25	--	Sprouted stump; No replacement req.
21	White Mulberry	Morus alba	n/a	26	--	Sprouted stump; No replacement req.
22	White Mulberry	Morus alba	24"	66	4,072	To be removed due to invasive species & root zone impact
23	Bradford pear	Pyrus calleryanna 'Bradford'	13"	66	1,195	Street tree
24	White Pine	Pinus strobus	20"	0	2,827	Dead

* Diameter at Breast Height
** Estimate of health of the tree using CTLA handbook. See attached for for individual tree assessments

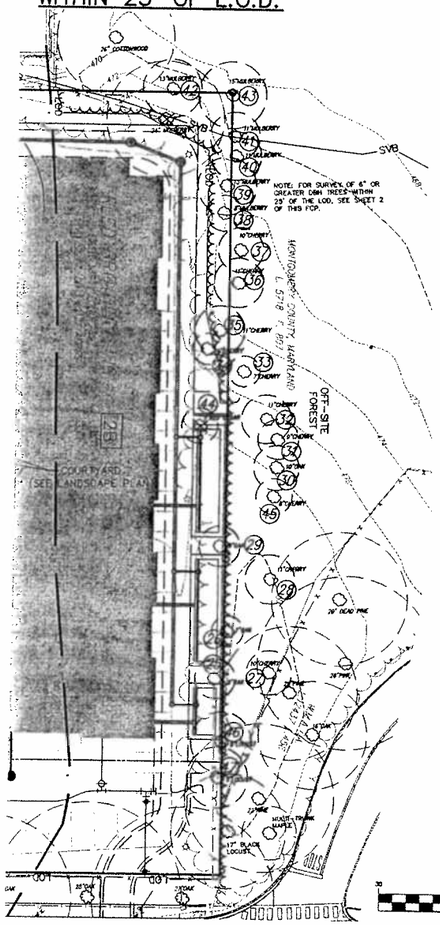
6" & GREATER TREE TABLE WITHIN 25' OF LOD

(SEE LOCATIONS ON PLAN, THIS SHEET)

	COMMON NAME	SCIENTIFIC NAME	DBH*	COND.%	EX.CRZ SF	COMMENTS
25	Quercus rubra	Northern Red Oak	9"	53	254	
26	Quercus rubra	Northern Red Oak	7"	0	154	
27	Prunus serotina	Black Cherry	10"	56	314	
28	Prunus serotina	Black Cherry	11"	63	380	
29	Quercus rubra	Northern Red Oak	9"	69	254	
30	Prunus serotina	Black Cherry	10"	69	314	DEAD
31	Prunus serotina	Black Cherry	9"	63	254	
32	Prunus serotina	Black Cherry	11"	0	380	
33	Prunus serotina	Black Cherry	7"	53	154	
34	Prunus serotina	Black Cherry	11"	36	380	
35	Prunus serotina	Black Cherry	11"	50	380	SEVERE LEAN
36	Prunus serotina	Black Cherry	11"	59	380	
37	Prunus serotina	Black Cherry	10"	41	314	CARPENTER BEES HOLES ON TRUNK
38	Morus alba	White Mulberry	8"	38	201	
39	Morus alba	White Mulberry	13"	56	531	
40	Morus alba	White Mulberry	11"	0	380	DYING
41	Morus alba	White Mulberry	13"	47	531	SEVERE LEAN
42	Morus alba	White Mulberry	15"	53	707	
43	Morus alba	White Mulberry	24"	53	1,810	
44	Juniperus virginiana	Red Cedar	8"	38	201	To be removed
45	Prunus serotina	Black Cherry	8"	66	201	
46	Robinia pseudoacacia	Black Locust	9"	63	254	
47	Robinia pseudoacacia	Black Locust	9"	56	254	

* Diameter at Breast Height
** Estimate of health of the tree using CTLA handbook. See attached for for individual tree assessments

6"& GREATER TREES WITHIN 25' OF L.O.D.



FCP WORKSHEET

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET
SHADY GROVE SITE

15-Apr-11

NET TRACT AREA:

	Acres	SF
A. Total tract area ...	4.37	190,357
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00	
C. Net Tract Area ..... =	4.37	

LAND USE CATEGORY:

ZONING:	R-400, R-200	R-90, R-75, RMD10, R-60, R-150 RMD15, RMD25	I-L, I-H, RPR, RPC, MXT, Park MXC, MXNC, MXB, MXE, MXCD, MXTD
Place a "1" under the column corresponding to the correct zone of the site			
Zone: (choose only one)	0	0 0 1	0

D. Afforestation Threshold ...	15%	x F =	0.66	
E. Conservation Threshold ...	15%	x F =	0.66	
EXISTING FOREST COVER:				
F. Existing forest cover (within net tract) ..... =			0.12	5,227
G. Area of forest above conservation threshold ..... =			0.00	
BREAK EVEN POINT:				
H. Breakeven Point (amount of forest retained so that no mitigation is required)..... =			0.00	
I. Clearing permitted without mitigation ..... =			0.00	
PROPOSED FOREST CLEARING:				
J. Total area of forest to be cleared ..... =			0.07	3,049
K. Total area of forest to be retained ..... =			0.05	
PLANTING REQUIREMENTS:				
L. Reforestation for clearing above conservation threshold ..... =			0.00	
M. Reforestation for clearing below conservation threshold ..... =			0.21	
N. Credit for retention above conservation threshold ..... =			0.00	
P. Total reforestation required ..... =			0.21	
Q. Total afforestation required ..... =			0.54	
R. Total planting requirement ..... =			0.75	

	Square Feet	Acres	
TOTAL REFORESTATION/AFFORESTATION PROVIDED *	25,800	0.592	
Fee in Lieu Area..... =	6,700	0.154	6,674
Total Provided	**32,500**	**0.746**	

TREE COVER CREDIT (10% of site area) **	Required	19,100	0.44	
	Proposed Landscaping Counted Towards Tree Credit *	29,600	0.68	
	Canopy Credit Retained	2,137	0.05	
	Total Provided	**31,737**	0.73	
	Tree Cover Surpplus	12,637	0.29	

* - SEE CREDIT TABLES THIS SHEET. UP TO 25% OF REFORESTATION REQUIRMENT CAN BE MET THROUGH STREET TREES
** - TREES WITHIN FUTURE CCT ROW ARE NOT INCLUDED IN TREE CREDIT CALCULATION. SEE LANDSCAPE PLAN FOR ALL PROPOSED LANDSCAPING

REFORESTATION/AFFORESTATION CREDIT TABLE

SHADE TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SF CANOPY PER TREE / FOREST CONSERVATION CREDIT
T1	ARO	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2" - 3.0"	400 / 2,800
F1	ARO	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2" - 3.0"	400 / 2,800
F1	ASC	8	ACER SACCHARUM	SUGAR MAPLE	2-1/2" - 3.0"	400 / 3,200
EVERGREEN TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	FOREST CONSERVATION CREDIT
E1	IGH	9	ILEX X 'GREENLEAF'	GREENLEAF HOLLY	7'-8"	400 / 3,600
E1	IMN	7	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7'-8"	400 / 2,800
E1	MGA	12	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	7'-8"	400 / 4,800
ORNAMENTAL TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	FOREST CONSERVATION CREDIT
F2	CEF	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2 1/2"min	200 / 2,200
F2	AMA	9	AMALANCHIER X GRANDILFORA	SERVICEBERRY	2 1/2"min	200 / 1,800
F2	OA	9	OXYDENDRUM ARBOREUM	SOURWOOD	2 1/2"min	200 / 1,800
					TOTAL (SF)	25,800
					TOTAL (AC)	0.59

NOTE: SEE LANDSCAPE PLAN FOR TREE IDENTIFICATION & LOCATION.

MINIMUM TREE COVER CREDIT TABLE

SHADE TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SF CANOPY PER TREE / FOREST CONSERVATION CREDIT
F1	ASC	8	ACER SACCHARUM	SUGAR MAPLE	2-1/2" - 3.0"	400 / 3,200
P1	ARO	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2" - 3.0"	400 / 2,800
C1	ARO	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2" - 3.0"	400 / 400
EVERGREEN TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	FOREST CONSERVATION CREDIT
E1	IGH	9	ILEX X 'GREENLEAF'	GREENLEAF HOLLY	7'-8"	400 / 3,600
E1	IMN	7	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7'-8"	400 / 2,800
B1	MGA	12	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	7'-8"	400 / 4,800
ORNAMENTAL TREES						
FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	FOREST CONSERVATION CREDIT
C2	CPC	6	CARPINUS CAROLINIANA	IRONWOOD	2 1/2"min	200 / 1,200
P2	CEF	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2 1/2"min	200 / 2,200
C2	CEF	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2 1/2"min	200 / 1,800
C2	ASM	6	ACER PENSYLVANICUM	STRIPED MAPLE	2 1/2"min	200 / 1,200
P2	AMA	9	AMALANCHIER X GRANDILFORA	SERVICEBERRY	2 1/2"min	200 / 1,800
C2	AMA	10	AMALANCHIER X GRANDILFORA	SERVICEBERRY	2 1/2"min	200 / 2,000
F2	OA	9	OXYDENDRUM ARBOREUM	SOURWOOD	2 1/2"min	200 / 1,800
					TOTAL (SF)	29,400
					TOTAL (AC)	0.68

NOTE: SEE LANDSCAPE PLAN FOR TREE IDENTIFICATION & LOCATION.

REPLACEMENT TREE TABLE

TREES TO BE REMOVED

SIGNIFICANT TREE #			BOTANICAL NAME	COMMON NAME	DBH
22			MORUS ALBA	WHITE MULBERRY	24"

NOTE: FOR TREES RANGING FROM 18-24" DBH, REPLACEMENT VALUE IS 2 TREES PER TREE REMOVED. REPLACEMENT PROVIDED AS SHOWN ON PLAN & DETAILED BELOW.

FC KEY	KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER
*C1	ARO	1	ACER RUBRUM 'OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2-1/2" - 3.0"
*C2	AMA	1	AMALANCHIER X GRANDILFORA	SERVICEBERRY	2 1/2"min

DATA TABLE

ACREAGE OF TRACT (GROSS AREA)	4.37
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.12
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST W/IN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.01
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.01
LINEAR FEET AND AVERAGE WIDTH OF ENVIRONMENTAL BUFFER PROVIDED	Linear Feet: 70' Average Width: 20'

NOTE:

THIS PLAN TO BE USED FOR PRELIMINARY FOREST CONSERVATION PURPOSES ONLY. NOT FOR CONSTRUCTION. FOR ALL ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION, SEE APPROPRIATE

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE — DATE 9.26.11

MEREDITH L. BYER, RLA — OCT. 3, 2011
PRINTED NAME — EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE NO. 3108

FOREST CONSERVATION PLAN
REED BROTHERS
FCP # FTP2011-00015

FOREST CONSERVATION PLAN APPROVAL

RECEIVED
OCT 06 2011
COMMUNITY PLANNING

REED BROTHERS AT SHADY GROVE METRO

ROCKVILLE, MARYLAND

OWNER
Reed Brothers Automotive
15955 Frederick Road
Rockville, MD 20855

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Germantown, Maryland 20874
301.916.4100
Contact: Ines E. Vega

2) REV. 9/6/11 PER DRC COMMENTS
1) REV. 8/2/11 PER DRC COMMENTS
ORIGINAL SUBMITTAL APRIL, 2011

SHEET TITLE
PRELIMINARY FOREST CONSERVATION PLAN NOTES

SCALE	DATE	PROJ#
1"=30'	8/2/11	M16228

PROJECT PHASE: SITE PLAN